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TO: Design Advisory Board
FROM: Scott Gustin
DATE: July 23, 2013
RE: 14-0038CA, 395 Manhattan Drive

Zone: RM Ward: 2
Owner/Representative: Chris C. Khamnei

Request: Demolish existing residential structure and construct new duplex.

OVERVIEW:
The applicant is requesting approval for demolition of an existing duplex and construction of a new duplex and associated driveways and site work. Demolition has already occurred; however, new construction is pending review and approval.

ARTICLE 6: DEVELOPMENT REVIEW STANDARDS
Part 1, Land Division Design Standards
Not applicable.

Part 2, Site Plan Design Standards
Sec. 6.2.2, Review Standards
(a) Protection of important natural features
The subject property contains no significant natural features.

(b) Topographical alterations
The lot is generally flat and will remain so. No significant topographical changes are proposed.

(c) Protection of important public views
There are no important public views from or through the subject property.

(d) Protection of important cultural resources
The demolished home is not historically significant. It had been substantially altered and was most recently approved for an increase in height and new roofline.

(e) Supporting the use of alternative energy
No alternative energy measures are included in the development proposal. The new duplex will have no adverse impacts on alternative energy potential on the subject or neighboring properties.

(f) Brownfield sites
The property is not an identified brownfield.

(g) Provide for nature's events
The proposed building is not large enough to warrant a post-construction stormwater management plan. As required, a construction site erosion prevention and sediment control plan has been provided. That plan is subject to review and approval by the Stormwater Administrator.

(h) Building location and orientation
The proposed building is located in essentially the same place as the building it replaces. It is set close to the front property line and reflects the existing street edge along this portion of Manhattan Drive. Its front entrance is readily identifiable from the street.

The front façade includes two garage entries. These entries are flush with the front face of the building and must be revised so that they are set behind the pedestrian entrance into the building. No specific setback distance for the garage doors is required; however, there must be a break in the building plane with the pedestrian entrance more prominent than the garage entries. A slightly projecting front entry may be the most appropriate option in light of the overall building design. The garage doors comprise some 53% of the total front façade width. This width is permissible so long as they are under a single roofline and wholly integrated into the overall building design and there is living space above them. Such is the case here.

(i) Vehicular access
Two separate driveways will serve the two garage bays. The second curb cut is associated with the 2012 approval to convert the prior home to a duplex. Vehicular access will be largely as previously approved.

(j) Pedestrian access
The front entry of the proposed home faces the street and will be connected to the public sidewalk system with a walkway.

(k) Accessibility for the handicapped
No handicap accessibility is evident in this proposal, nor is it required.

(l) Parking and circulation
Parking provided is limited to one space per dwelling unit and reflects the 2-space parking wavier associated with the 2012 conversion of the property to a duplex. As noted above, parking and circulation are essentially as previously approved.

(m) Landscaping and fences
No landscaping details have been provided. At least a basic landscaping proposal is needed for this application. The applicant is encouraged to incorporate a rain garden into the redeveloped site to capture and infiltrate roof runoff into the soil.

(n) Public plazas and open space
No public plazas or open space are included in this proposal.

(o) Outdoor lighting
No outdoor lighting information has been provided and must be. Fixture cut sheets and locations need to be specified.

(p) Integrate infrastructure into the design
Any new utility lines must be buried. Utility meters will be appropriately located on the side of the building.

Part 3, Architectural Design Standards
Sec. 6.3.2, Review Standards
(a) Relate development to its environment

1. Massing, Height, and Scale
The massing of the proposed building is fairly uniform and reads as a typical neocolonial residential structure. It is a larger building, at 2.5 stories, than the one it replaces; however, it is not uncharacteristic of the variety of buildings within the immediate area. While it does not overwhelm neighboring buildings in terms of massing or scale, the proposed building would benefit from some variety of exterior cladding – shingles within the gable end with clapboards underneath for example. The building height is 35' to the peak of the roof and 26' to the midpoint of the gable rise. This height is within the maximum allowed.

2. Roofs and Rooflines
A pitched gable roof is proposed. This roof form is common amongst neighborhood homes.

3. Building Openings
Fenestration details provided are very limited. The window specification sheet depicts 1-over-1 double hung units whereas the elevation drawings suggest large 2-over-2 casement or awning units. Perhaps they are side-by-side double hung units. Clarification is needed. Trim and casing details are also lacking. Building entries are similarly lacking in detail. A front door is proposed, and what seem to be rear sliding doors are also proposed. Improved elevation drawings that depict all trim details are needed.

(b) Protection of important architectural resources
As noted above, the demolished building was not historically significant. Its replacement with a new building will not adversely impact Burlington's architectural resources.

(c) Protection of important public views
See 6.2.2 (c) above.

(d) Provide an active and inviting street edge
The proposed home is located close to the sidewalk as neighboring buildings are. Its front entrance is clearly discernible. As noted above, some variety should be incorporated into the front façade. The central pedestrian entry should project out, and variety should be incorporated into the building materials palate. As stated before, trim details are also needed.

(e) Quality of materials
Exterior building materials consist of wooden or fiber cement clapboards and fiberglass windows. Asphalt shingle roofing is proposed. Trim materials are not noted and must be.

(f) Reduce energy utilization
The proposed construction must comply with the city's current energy efficiency requirements. Nothing above and beyond the minimum requirements is noted in the project plans.

(g) Make advertising features complimentary to the site
Not applicable.

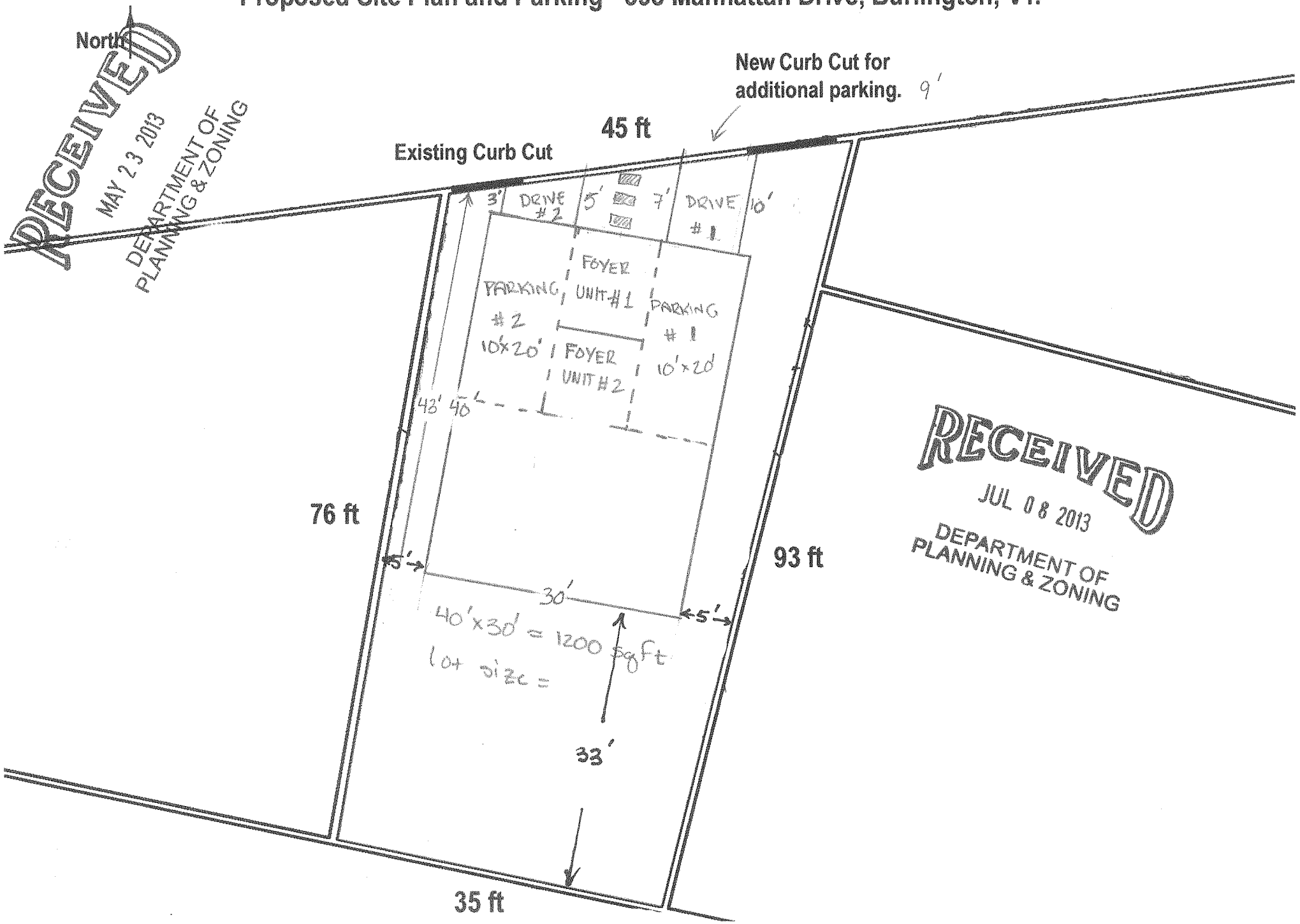
(h) Integrate infrastructure into the building design
As noted above, utility meters will be located on the side of the building. No exterior mechanical equipment is included in the project plans. Trash should be stored inside the garage until curb side pick-up days.

(i) Make spaces safe and secure
The new building will be subject to current egress requirements. Building entries should be illuminated. Lighting details are needed as noted above.

RECOMMENDED MOTION:
Recommend approval and forward to the Development Review Board.

1. The front entry should be revised to project in front of the adjacent garage doors.
2. A landscaping plan should be provided that depicts generally what new plantings are proposed where. A rain garden is encouraged for receiving and infiltrating roof runoff.
3. Outdoor lighting fixture locations and cut sheets should be provided.
4. Windows depicted on the building elevations should match the windows in the cut sheets provided. Elevation drawings should show details accurately.
5. Trim materials should be noted on the elevation drawings.
6. The front façade should incorporate some variation in cladding to differentiate the upper floor from the bottom two floors (i.e. shingles vs. clapboards).

Proposed Site Plan and Parking - 395 Manhattan Drive, Burlington, VT.



395 Manhattan Drive

Proposed Lot Coverage

Structure	Length (ft)	Width (ft)	Area (sq. ft.)	% Coverage
Main House	40	30	1200	35.98%
Driveway - Parking #1 - Two 2' strips	8.5	9	77	2.31%
Driveway - Parking #2 - Two 2' strips	4	9	36	1.08%
Front Pathway	6	3	18	0.54%
		Totals	1277	39.90%

Lot Size: 3335

Maximum lot coverage allowance is 40%

Basement : 1200 ft^2

Third floor : 800 ft^2

Second floor : 1200 ft^2

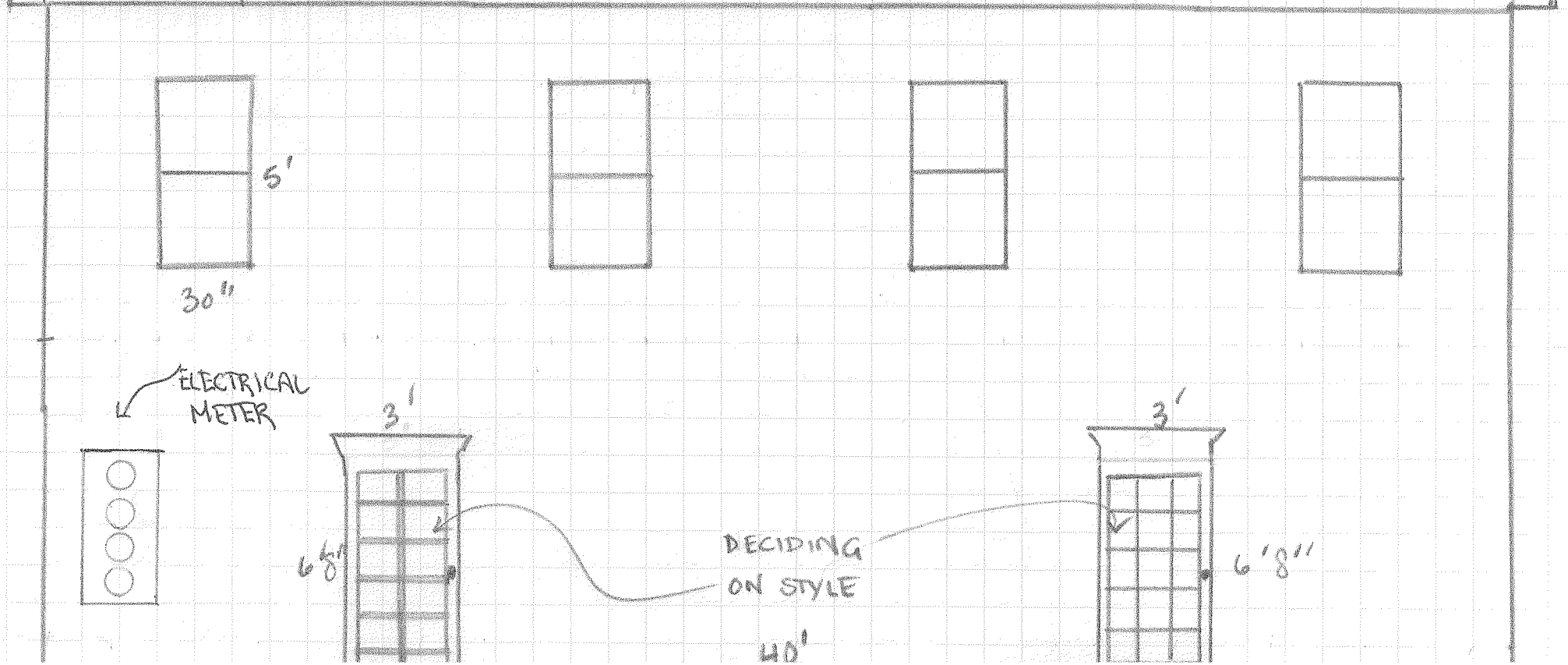
First flour : 800 ft^2 And 400 ft^2 for parking

Living Space : 800 ft^2 + 1200 + 800 ft^2 = 2800 ft^2

SCALE : 1 SQ = 1 FT

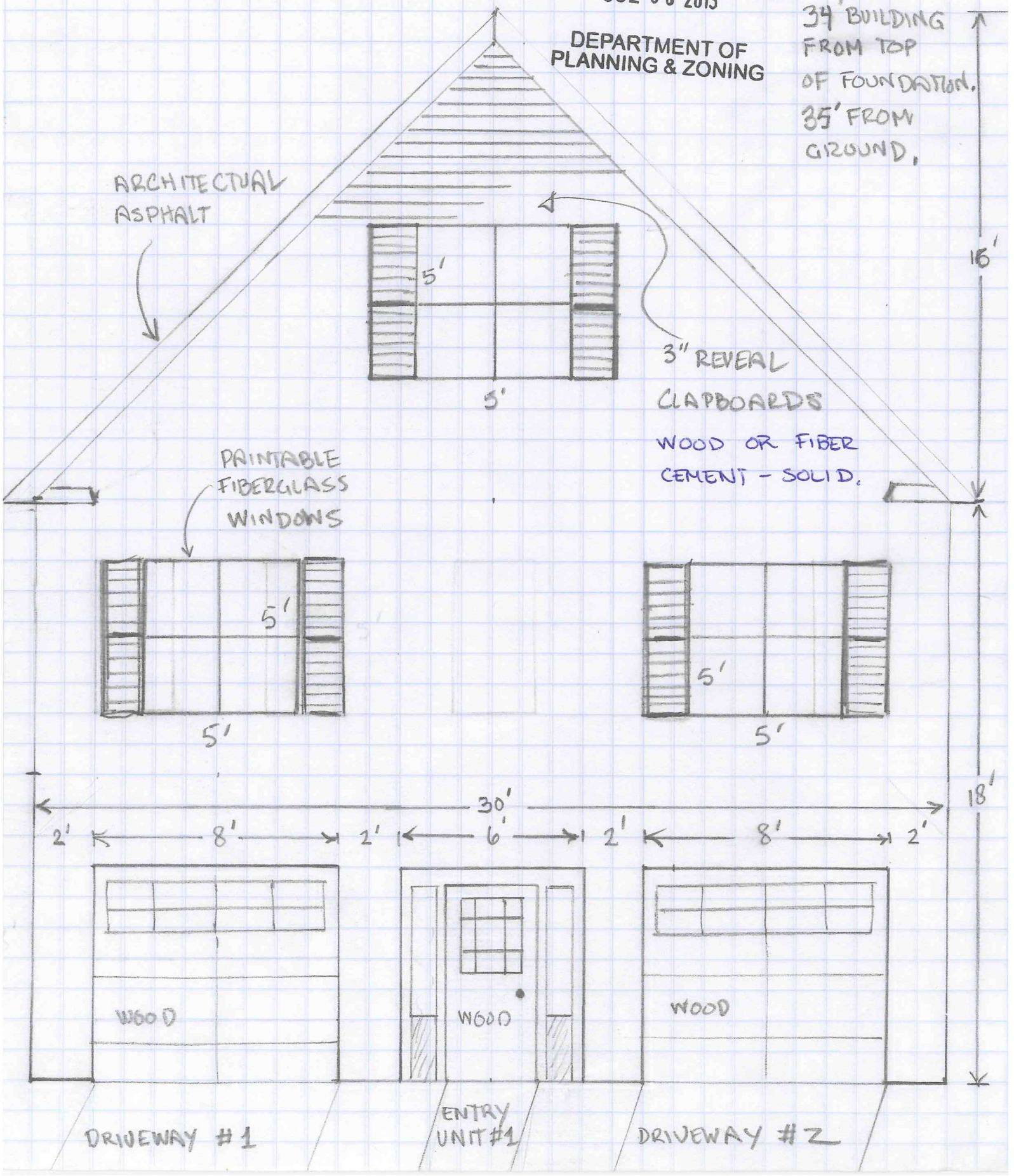
WEST FACE
(EAST FACE IS MIRROR)

ASPHALT SHINGLES



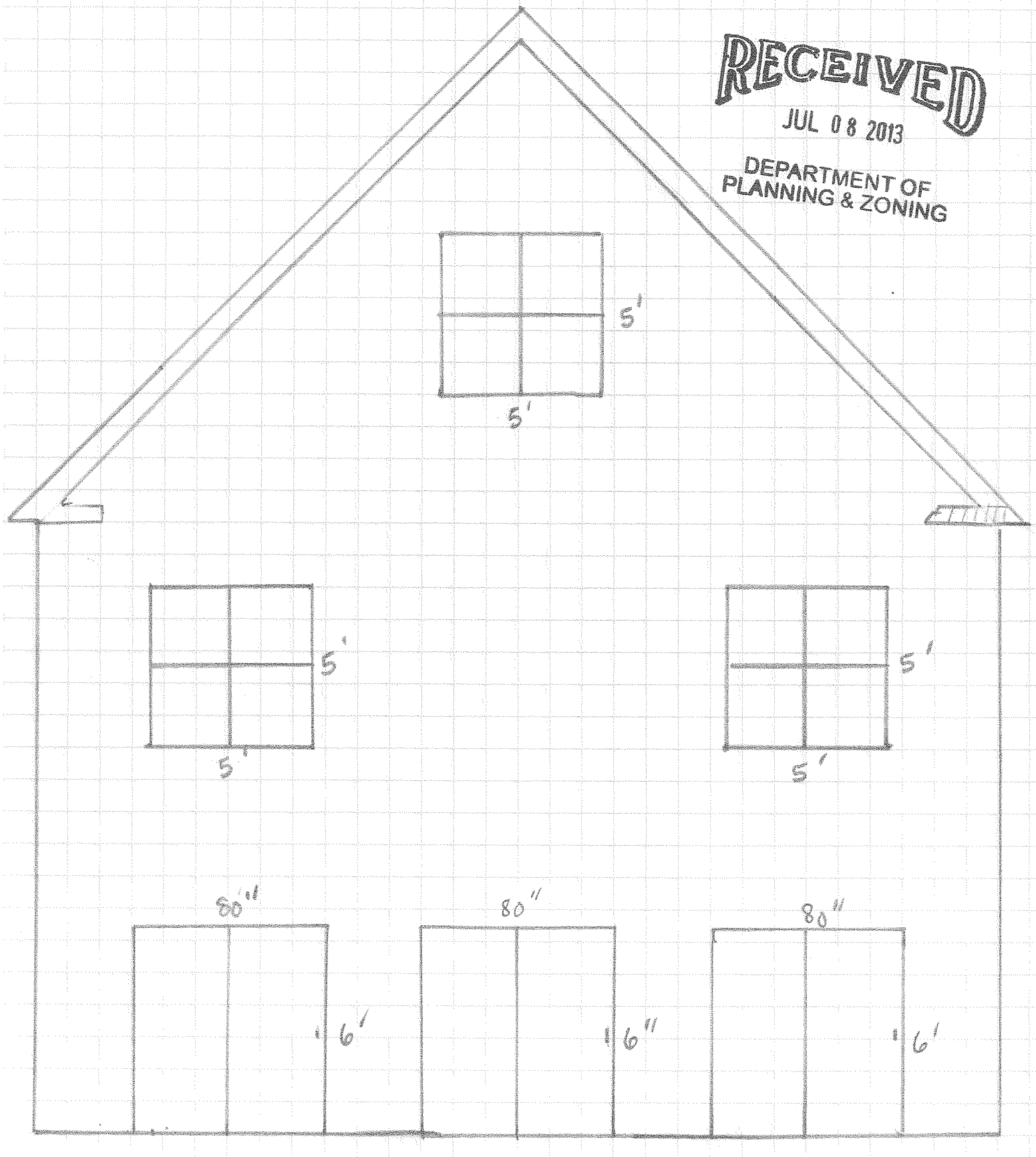
NORTH FACE

SCALE : 1 SQ = 1 FT



SCALE: 1 SQ = 1 FT

SOUTH FACE



AVERAGE SETBACK FOR FRONT YARD 15 ~ 7.8'

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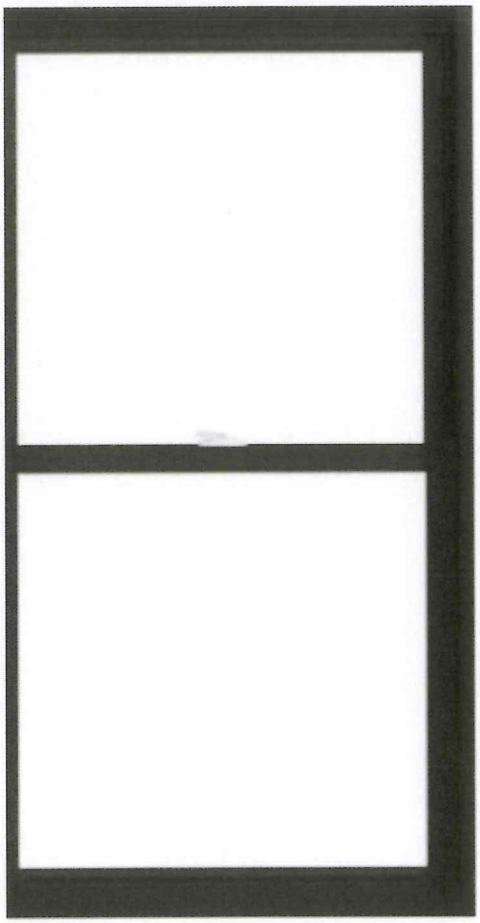
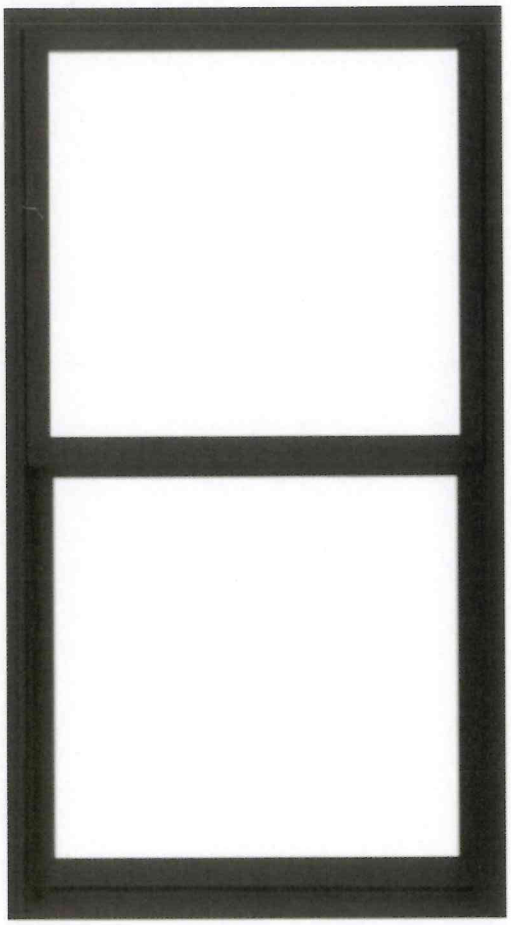
terior view



Exterior view



60 inches tall

30 inches wide

y Options

lardware:White
nterior Frame Color:Brown
xterior Frame Color:Brown
lass Options:Advanced Low-E Insulating Glass with Argon

Re: 395 Manhattan Drive

uestions? Let us Help. Get in touch with a Pella exper

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